

# Staff Summary Report



Hearing Officer Hearing Date: September 4, 2007

Agenda Item Number: 15

**SUBJECT:** This is a public hearing for a request by the **HAWKINS RESIDENCE (PL070367)** located at 38 West Louis Way for two (2) use permits.

**DOCUMENT NAME:** 20070904dssl03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **HAWKINS RESIDENCE (PL070367)** (Scott Hawkins, applicant/property owner) located at 38 West Louis Way in the R1-15, Single Family Residential District for:

**ZUP07124** Use permit standard to reduce the front yard setback by twenty percent (20%) from thirty-five feet (35') to twenty-eight feet (28').

**ZUP07125** Use permit standard to reduce the east side yard setback by twenty percent (20%) from fifteen feet (15') to twelve feet (12').

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

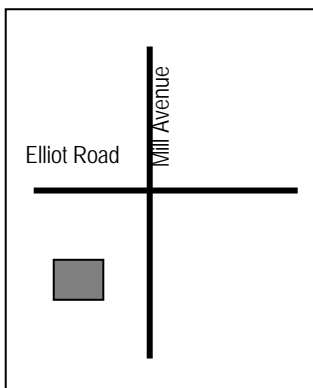
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to one (1) Condition

**ADDITIONAL INFO:** The Hawkins Residence is requesting approval of two (2) use permit standards to reduce the front and side yard setbacks by 20%; respectively from 35 feet to 28 feet for the front and 15 feet to 12 feet for the side. The reduced setbacks will accommodate the expansion of the garage with a new master bedroom addition. To date, no public input has been received.



**PAGES:**

1. List of Attachments
2. Comments; Reason(s) for Approval; Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor plan
6. Elevation
- 7-8. Staff Photographs

## COMMENTS:

The Hawkins Residence is proposing to construct an addition to their home including an expansion of the existing garage; a new third car garage and a new master bedroom/bath addition. The new garage will have similar driveway access as the existing garage and will maintain the on-site maneuvering area required between the City ROW and the garage parking area; which is a minimum of twenty (20) feet. The design of the addition will complement the existing residence in color, form and material.

## Use Permit

The Zoning and Development Code requires a use permit for a reduction of the front yard and side setbacks up to 20%; the reduced front yard and side yard setbacks will not create a nuisance or be detrimental to the surrounding area. The use permit(s) comply with the approval criteria for a use permit. To date, no public input has been received

## Conclusion

Staff recommends approval of the use permit(s).

## REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

## CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.

## HISTORY & FACTS:

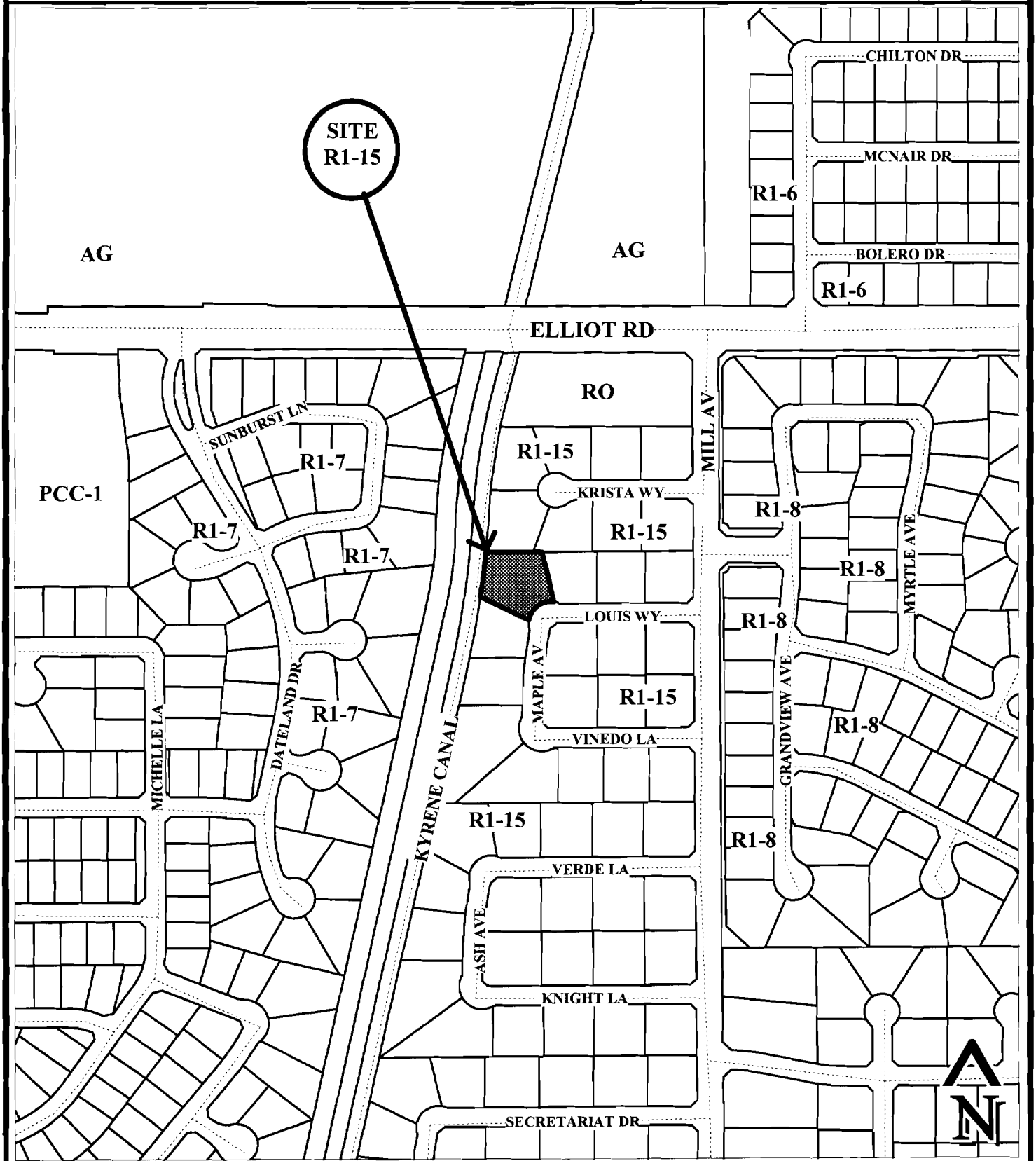
None pertinent to this request.

## DESCRIPTION:

Owner – Scott Hawkins  
Applicant – Scott Hawkins  
Existing Zoning – R1-15, Single Family Residential District  
Required Front yard setback- 35'  
Proposed Front yard setback- 28'  
Required Side yard setback- 15'  
Proposed Side yard setback- 12'

## ZONING AND DEVELOPMENT

**CODE REFERENCE:** Citations of Code Requiring Use Permit(s) & Variance(s):  
Part 4, Chapter 2, Section 4-202.  
Part 6, Chapter 3, Section 6-308 and Section 6-309

**HAWKINS RESIDENCE**
**PL070367**




HAWKINS RESIDENCE (PL070367)

Scott/Patricia Hawkins  
38 W. Louis Way  
Tempe, AZ. 85284  
August 11, 2007

City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

RE: USE PERMIT

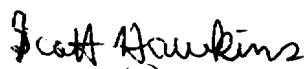

Dear City of Tempe:

The purpose of this letter is to provide an explanation of our need for a use permit. We have currently received our plans for a home addition. It is our desire to build a master bedroom and bath on the east perimeter of our lot. Furthermore, we would like to add a third car garage and extend the existing two-car garage.

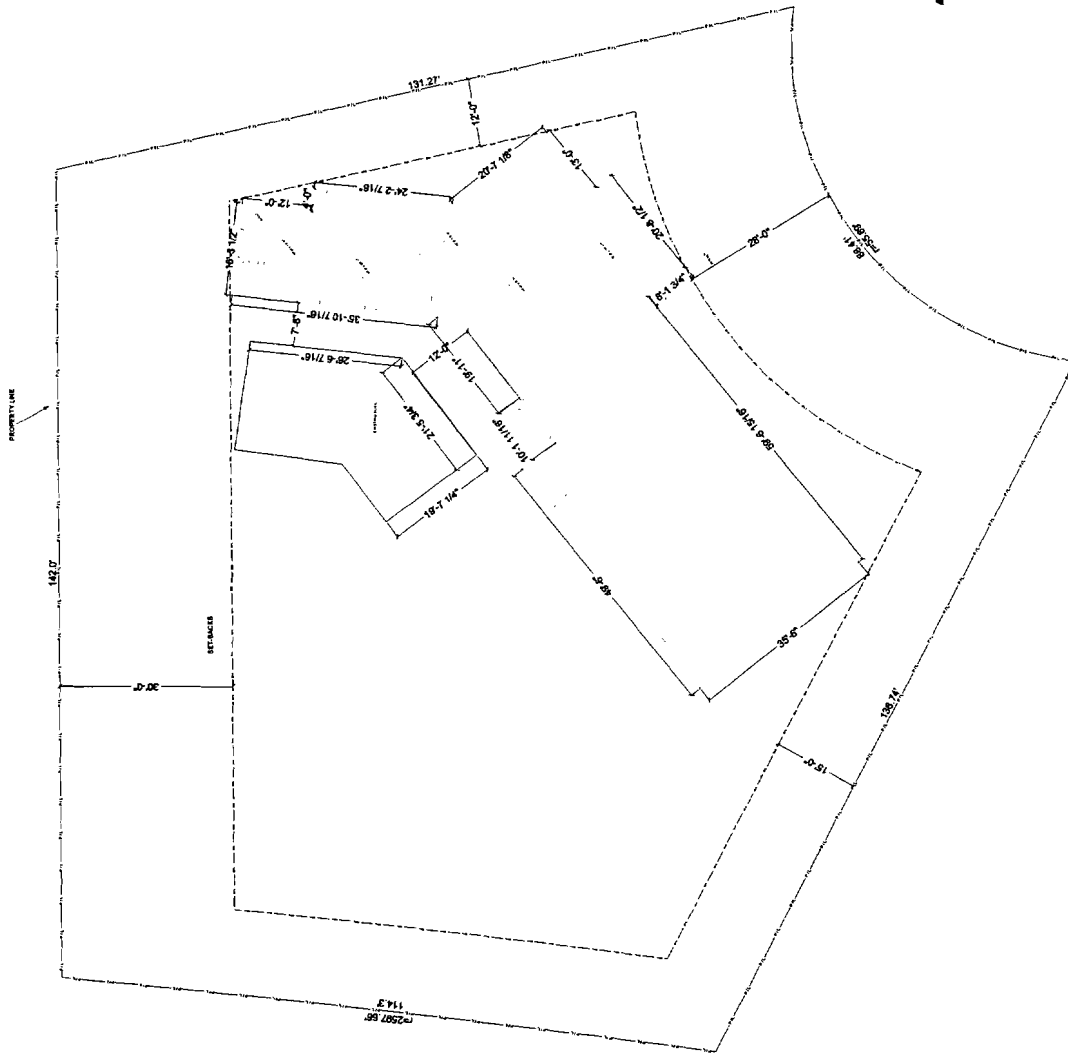
There will not be any significant vehicular or pedestrian traffic or noise other than what is reasonably necessary to complete the construction. It will not contribute to any deterioration of the neighborhood or be in conflict with the City of Tempe objectives/policies. The addition will be compatible with the existing structure and will not result in any disruptive behavior or create a nuisance.

Your attention to this matter is greatly appreciated.

Sincerely,

  
  
Scott/Patricia Hawkins

CUSTOMER Scott and Patricia Hawkins 38 W. Louis Way Tempe AZ 85284 Cell 602-819-4541	PROJECT EXTEND CURRENT GARAGE & ADD 3RD BAY ADD NEW MASTER SUITE	ALL CONSTRUCTION TO COMPLY WITH 2003 IRC, 2003 IBC, 2003 IMC, 2003 IFC	Residential Drafting Roger Anderson 405 E. Knight Ln. Tempe, AZ 85284 480-223-3123
DATE 8-7-07	PAGE # 2		



SITE PLAN  
SCALE 1"=10'

**SITE DATA**  
 PARCEL #301-52-100  
 MCR #2004  
 PROPERTY ADDRESS 38 W. LOUIS WAY  
 TEMPE, 85284  
 SUBDIVISION DUSKFIRE LOT 1-7B & TRA  
 LOT 12  
 ZONED R1-15  
 LOT SQ. FOOTAGE 23,596  
 CURRENT LIVING SPACE 1,843 SQ. FT.  
 GARAGE 440 SQ. FT.  
 NEW SQ. FOOTAGE 1,110  
 GRAND TOTAL 3,451 SQ. FT.  
 LOT COVERAGE= 14.8%

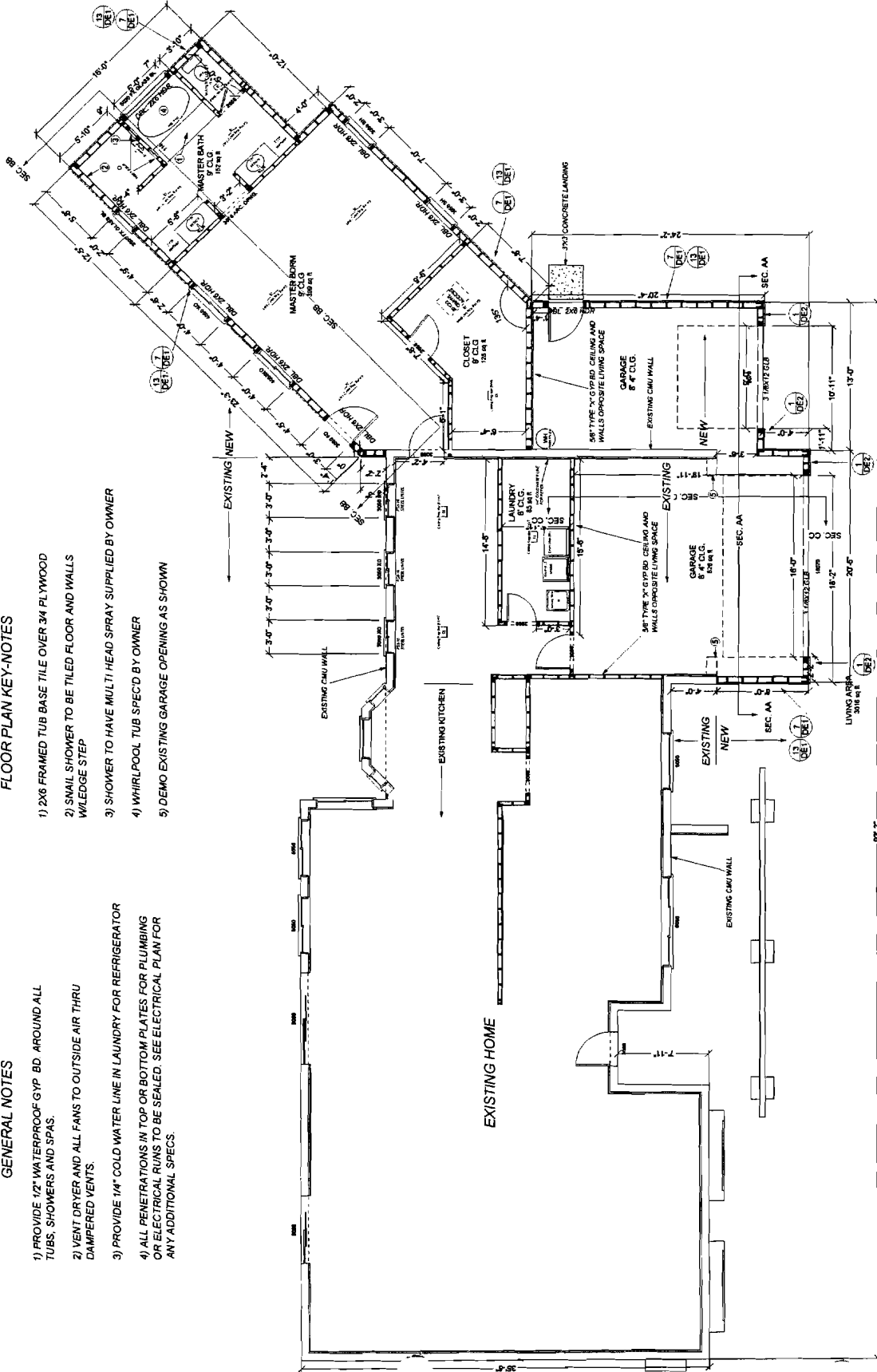
**DO NOT SCALE**

# GENERAL NOTES

- 1) PROVIDE 1/2" WATERPROOF GYP BD. AROUND ALL TUBS, SHOWERS AND SPAS.
- 2) VENT DRYER AND ALL FANS TO OUTSIDE AIR THRU DAMPERD VENTS.
- 3) PROVIDE 1/4" COLD WATER LINE IN LAUNDRY FOR REFRIGERATOR
- 4) ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED. SEE ELECTRICAL PLAN FOR ANY ADDITIONAL SPECS.

# FLOOR PLAN KEY-NOTES

- 1) 2X6 FRAMED TUB BASE TILE OVER 3/4 PLYWOOD
- 2) SNAIL SHOWER TO BE TILED FLOOR AND WALLS W/LEDGE STEP
- 3) SHOWER TO HAVE MULTI HEAD SPRAY SUPPLIED BY OWNER
- 4) WHIRLPOOL TUB SPEC'D BY OWNER
- 5) DEMO EXISTING GARAGE OPENING AS SHOWN



FLOOR AND FRAMING PLAN

SCALE 1/4"=1'

**DO NOT SCALE**

CUSTOMER  
Scott and Patricia Hawkins  
38 W. Louis Way  
Tempe, AZ 85284 Call 602-819-4541

PROJECT  
EXTEND CURRENT GARAGE & ADD 3RD BAY  
ADD NEW MASTER SUITE

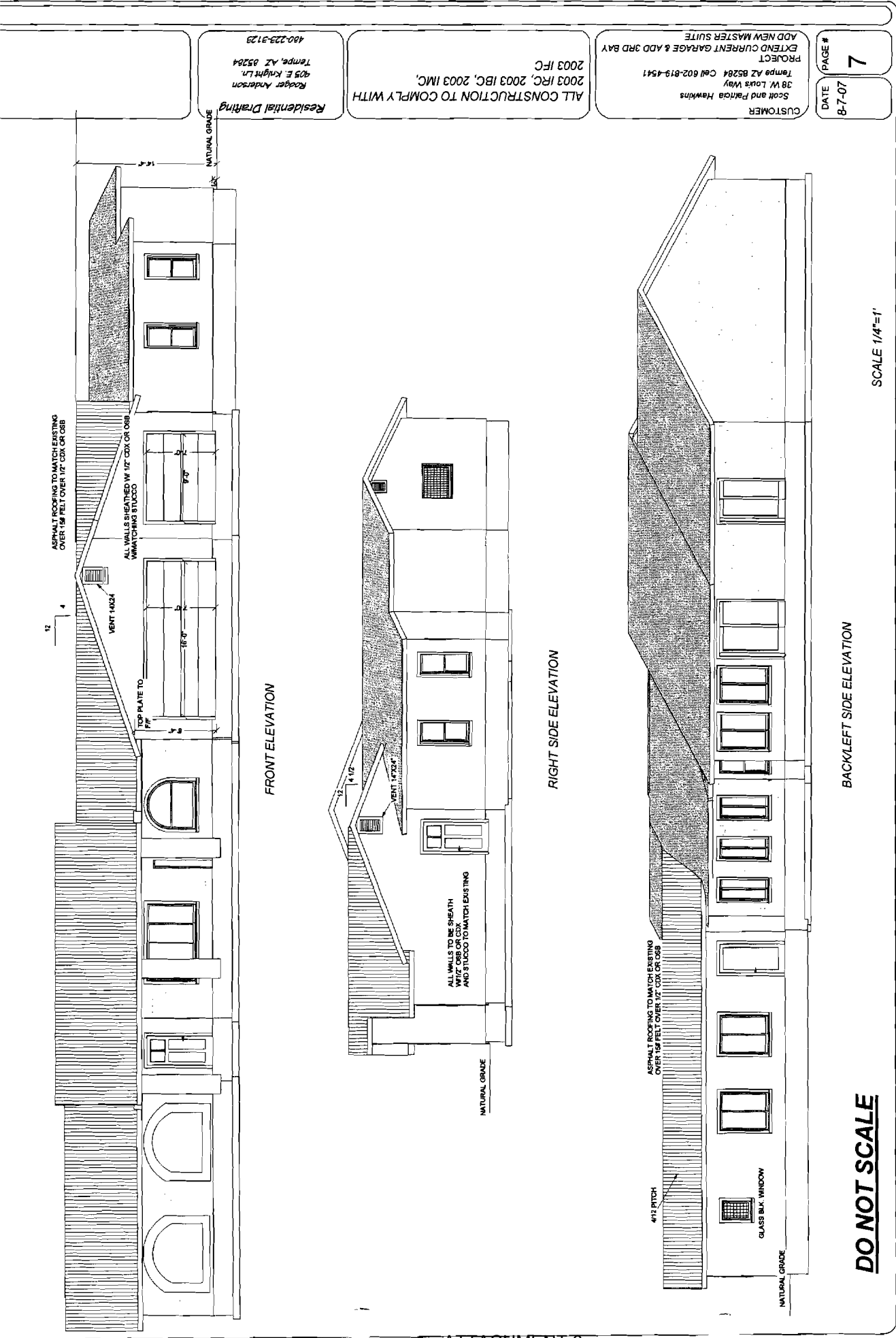
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ALL CONSTRUCTION TO COMPLY WITH  
2003 IFC, 2003 IBC, 2003 IMC,  
2003 IFCC

Residential Drafting  
Rodger Anderson  
405 E. Knight Ln.  
Tempe, AZ 85284  
480-229-3123





**CUSTOMER**  
Scott and Patricia Hawkins  
38 W. Louis Way  
Tempe, AZ 85284  
Cell 602-819-4541

**PROJECT**  
EXTEND CURRENT GARAGE & ADD 3RD BAY  
ADD NEW MASTER SUITE

**DATE**  
8-7-07

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**ALL CONSTRUCTION TO COMPLY WITH**  
2003 IRC, 2003 IBC, 2003 IMC  
2003 IFC

**Residential Drafting**  
Roger Anderson  
405 E. Knight Ln.  
Tempe, AZ 85284  
480-223-3123



## **HAWKINS RESIDENCE**

**38 W. LOUIS WAY**

**PL070367**

**FRONT OF RESIDENCE: VIEW TO NORTHWEST**





**HAWKINS RESIDENCE**

**38 W. LOUIS WAY**

**PL070367**

**AREA OF PROPOSED ADDITION**